126.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,700 / 846,700
					USE VALUE:	846,700 / 846,700
					ASSESSED:	846,700 / 846,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARESE ERNEST L & DOROTHY A
Owner 2:	
Owner 3:	
Street 1:	38 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,859 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6859.000	278,600	4,900	563,200	846,700
Total Card	0.157	278,600	4,900	563,200	846,700
Total Parcel	0.157	278,600	4,900	563,200	846,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 551.24 | /Parcel: 551.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81413
GIS Ref
GIS Ref
Insp Date 04/25/18

Parcel ID 126.0-0007-0008.0

!9792!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,600	4900	6,859.	563,200	846,700	846,700	Year End Roll	12/18/2019
2019	101	FV	223,400	4900	6,859.	594,500	822,800	822,800	Year End Roll	1/3/2019
2018	101	FV	223,400	4900	6,859.	438,000	666,300	666,300	Year End Roll	12/20/2017
2017	101	FV	223,400	4900	6,859.	419,300	647,600	647,600	Year End Roll	1/3/2017
2016	101	FV	223,400	4900	6,859.	388,000	616,300	616,300	Year End	1/4/2016
2015	101	FV	217,600	4900	6,859.	325,400	547,900	547,900	Year End Roll	12/11/2014
2014	101	FV	217,600	4900	6,859.	317,900	540,400	540,400	Year End Roll	12/16/2013
2013	101	FV	217,600	4900	6,859.	302,900	525,400	525,400		12/13/2012

PRINT

Date	Time
12/11/20	00:12:31

LAST REV

Date	Time
05/03/18	11:25:57
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13542-344		9/1/1978		63,000	No	No		Y

USER DEFINED

Prior Id # 1:	81413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2018	Inspected	BS	Barbara S
4/13/2018	MEAS&NOTICE	CC	Chris C
2/16/2009	Measured	336	PATRIOT
1/12/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
7/22/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6859		Sq. Ft.	Site		0	90.	0.91	10									563,190						563,200	

Total AC/HA: 0.15746 | Total SF/SM: 6859 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,190 | Spl Credit | Total: 563,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99495000
Adj $ / SQ:	165.857
Other Features:	55250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403702
Depreciation:	125148
Depreciated Total:	278554

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

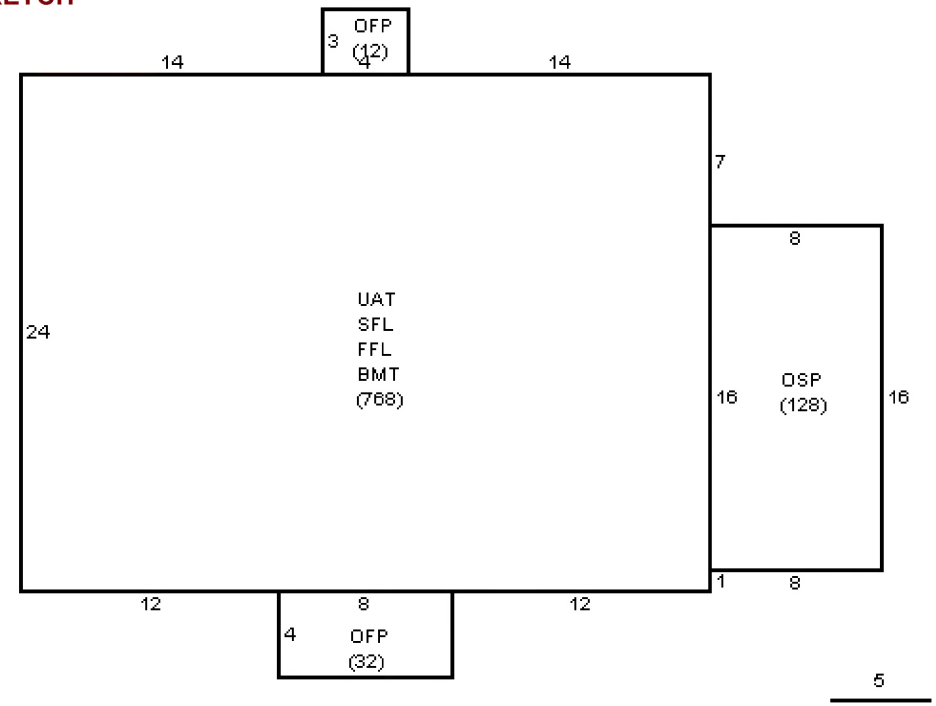
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.760	38,214
FFL	First Floor	768	165.860	127,378
SFL	Second Floor	768	165.860	127,378
UAT	Upper Attic	192	66.340	12,738
OSP	Screen Porch	128	32.170	4,117
OFP	Open Porch	44	43.780	1,926

Net Sketched Area:	2,668			Total:	311,751
Size Ad	1536	Gross Are	3244	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.44
Special Features:	0	Val/Su Net:	104.42
Final Total:	278600	Val/Su SzAd	181.38

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900